

Grand Parade, Eastbourne, BN21 3YP

Price Guide £180,000

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Eastbourne, BN21 3YP

Situated directly on Eastbourne's seafront, this generously proportioned two bedroom lower ground floor apartment offers beautifully presented accommodation throughout, complemented by the added benefit of a wraparound courtyard.

The property is presented in excellent condition, making it an ideal choice for buyers seeking a home ready to move straight into. The spacious living room provides an excellent area for both relaxing and entertaining, flowing through to the kitchen to create a practical and sociable living space.

Both bedrooms offer comfortable accommodation, with the principal bedroom benefiting from ample wardrobe space. The property is completed by a private wraparound courtyard, providing valuable outdoor space to enjoy.

Positioned along Grand Parade, the apartment is ideally placed to enjoy Eastbourne's seafront, with the town centre, local amenities and a variety of shops, restaurants and leisure facilities all within convenient reach.

Auctioneer Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

























Living Room
19'7" x 17'4" (5.98m x 5.29m)

Kitchen
7'2" x 6'11" (2.18m x 2.11m)

Bedroom One
15'2" x 14'10" (4.62m x 4.52m)

Bedroom Two
11'3" x 9'11" (3.43m x 3.02m)

Bathroom
7'10" x 6'1" (2.39m x 1.86m)

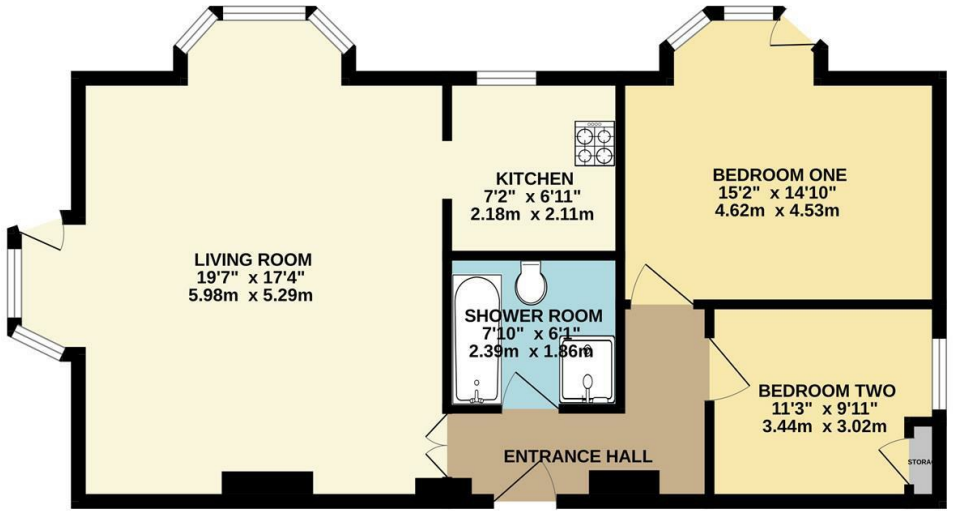
Council Tax Band D - £2,654.28 Per Annum

Lease Information
Lease: This property is offered with a share of the freehold and has a lease of 125 years from 29 September 1994.

We have been advised that there is an annual ground rent of £50.00.

The service charges is approximately £595.18 per quarter. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or survey

Floor Plan

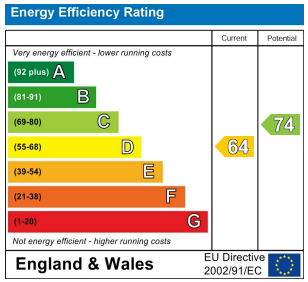


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01323 723 500
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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